



masonwhitemcdougall

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



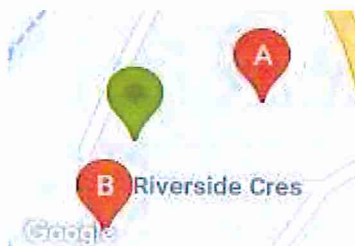
**18 RIVERSIDE CRESCENT, FLOWERDALE, VIC 3717**  -  - 

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$320,000 to \$335,000**

## MEDIAN SALE PRICE




**FLOWERDALE, VIC, 3717**

Suburb Median Sale Price (Vacant Land)

**\$145,400**

01 July 2022 to 31 December 2022

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**2751 WHITTLESEA-YEA RD, FLOWERDALE, VIC 3717**  -  - 

Sale Price

**\$300,000**

Sale Date: 30/11/2022

Distance from Property: 114m



**15 RIVERSIDE CRES, FLOWERDALE, VIC 3717**  2  1  2

Sale Price

**\*\$427,500**

Sale Date: 31/01/2023

Distance from Property: 90m



This report has been compiled on 29/03/2023 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2023 -

[www.pricefinder.com.au](https://www.pricefinder.com.au)  
The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.